



City of Loma Linda Official Report

Robert Ziprick, Chairman
Charles Umeda, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: July 26, 2005
TO: Agency Board Members
VIA: Dennis R. Halloway, Executive Director
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of May 24, June 14 and 28, 2005

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of May 24, June 14 and 28, 2005.

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of May 24, 2005

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 6:11 p.m., Tuesday, May 24, 2005, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Robert Christman
Floyd Petersen
Charles Umeda

Board Members Absent:

None

Others Present:

Executive Director Dennis Halloway
General Counsel Richard E. Holdaway

CC-2005-065

CRA-2005-026 – Workshop with the Redevelopment Agency, Budget Committee, and Staff relating to the proposed 2005-2006 fiscal year budget

The Redevelopment Agency convened and Mayor Petersen chaired the item. City Manager Halloway introduced the item, stating that a balanced budget was presented for consideration; the General Fund consisted of a maintenance budget in that no new projects or programs were proposed. He drew attention to the Redevelopment Agency and an aggressive spending plan to:

- 1) Underground utilities and install a median island with landscaping on Redlands Boulevard between Mountain View Avenue and Anderson Street;
- 2) Expand the Loma Linda Branch Library (efforts to obtain grant funding through State Bonds were unsuccessful)
- 3) Replace fire apparatus.

Replacement of water lines, valves and vehicles was also included in the proposed budget. The Connected Community Program was expanding with the second phase of construction along Beaumont Avenue.

Extensive discussion ensued relating to replacement of either a fire truck or engine. Fire Chief Norris stated that the engine was a 1993 model that was removed from service because parts were unavailable. A 1982 engine with 200,000 miles on it was placed in reserve status. Chief Norris elaborated that a smaller engine with a shorter wheelbase was being considered in order to access the newer communities with narrow streets and which would be versatile so that it could be used in the urban wild land interface areas as well. He clarified that current equipment consisted of one brush engine, one water tender, a truck company with ladder, one reserve engine, one front line engine, one rescue squad, and one medic squad.

In response to questions, Chief Norris indicated that the ladder truck, a 1986 model, also needed to be replaced in that it had been out of service for several months of the current year, and suggested its replacement be included in the 2006-2007 budget. The main problem with the ladder truck pertained to hydraulics for the ladder and platform. He also reviewed mutual aid, tools, and tactical uses of fire equipment.

Finance Director DeAnda presented an overview of the 2005-2006 fiscal year budget stating that relating to the General Fund:

- 1) It was anticipated the year would begin with \$4 million; \$2 million in the "rainy day fund" and \$100,000 in Capital Replacement Reserve.
- 2) Revenues and other resources would generate \$12.6 million. The top five revenues comprised 73% of the General Fund Budget: sales tax, refuse service charges, administrative charges to other funds, motor vehicle license fees, and property taxes.
- 3) Proposed expenditures were \$12.6 million: Administration \$4.3 million; Community Development, \$1 million; Public Safety, \$5.1 million; and Public Works, \$1.4 million.

She stated that the budget was balanced with a year-end balance of \$4 million, with \$2 million in the "rainy day reserve" and a proposal to increase the Capital Equipment Reserve by \$50,000.

She reviewed State Budget impacts, noting that this was the second year of revenue take-away known as ERAF 3 wherein the State takes from the City's secured property tax.

Ms. DeAnda then stated that for the City as a whole, the proposed beginning balance was \$16 million; revenues and other resources of \$41.4 million, including the General Fund of \$12.6 million; Sewer, \$2.6 million; Loma Linda Connected Community, \$3.4 million; Water Funds, \$3.9 million; Federal and State Grants, \$5.2 million; Capital Fund of \$2.8 million and other special funds of \$4.4 million.

Proposed expenditures amounted to \$42 million: General Fund, \$12.6 million; Sewer Fund, \$3 million; Loma Linda Connected Communities, \$1.7 million; Water Fund, \$6.5 million; Federal/State Construction Fund, \$4.9 million; Capital Fund, \$2.8 million and other special funds \$2.7 million. The ending balance was proposed to be \$15.4 million.

She reviewed the Redevelopment Agency, stating that the starting balance was proposed to be \$6.9 million; estimated revenues of \$17.8 million; property tax increment of \$4.2 million; loans from the City of \$1.9 million; and bond proceeds from a proposed bond issue of \$10.5 million and other sources of \$1.7 million.

Proposed expenditures of \$13.3 million including State ERAF of \$312,000. The ending balance of \$7.2 million was proposed.

She then called upon Budget Committee Chairman McIntosh to present the Committee's findings for the 2005-2006 budget. He noted the following:

- 1) It was anticipated that the State would continue to extract resources from the cities
- 2) There was an increased risk of property tax decline.
- 3) The City had not gained any net long-term revenue resources.
- 4) No schedules for capital replacement was included to support the adequacy of the amount funded.
- 5) Rapid residential expansion would increase demands on scarce City resources.
- 6) A master plan for recreation and trails was lacking.
- 7) No substantial revenue sources had been created for the past several years.
- 8) Because most of the new development was within the boundaries of the Redevelopment Project Area, the increase in property tax revenue would be designated for the Redevelopment Agency and would not be directly available to the General Fund.

Mr. McIntosh then provided the following Committee recommendations:

- 1) Continue a thrifty attitude coupled with conservative actions relating to appropriate city services.
- 2) Prepare a lifetime capital replacement schedule for all capital equipment so that replacement costs could be projected and funded on an annual basis.
- 3) Explore new methods to provide city services.
- 4) Allocate funds to update the Parks Master Plan.
- 5) Review the current staffing levels of police services and plan for the needed increase in police services.
- 6) Increase staffing in the Public Works Department, if only on a temporary basis, depending upon funding.
- 7) Explore additional revenue sources, such as themed retail development, hotels, and traffic cameras.
- 8) Track expenditure of one-time revenue sources for subsequent review.
- 9) Conduct an analysis to ensure General Fund soundness, including projected property tax income, projected General Fund expenditure increases from expected increases in population along with project Redevelopment Agency tax increment resources.
- 10) Increase the General Fund Reserve annually by \$250,000.

In response to questions, City Manager Halloway stated that he proposed to add one Sheriff's Deputy in fiscal year 2006-2007 because of the increase in population; proceeds from the 2005-2006 bond issue would be spent on specific items yet to be determined. Consideration could be given to purchasing additional park land; constructing public facilities.

It was suggested that the Budget Committee consider the discussion relating to fire equipment and return with a recommendation

Mayor Petersen, on behalf of the City Council, thanked staff and the Budget Committee for their efforts in presenting the proposed budget. No action was taken.

The City Council and Agency Board recessed at 7:06 p.m. and reconvened at 7:20 p.m. with all members present.

Scheduled Items

CC-2005-066

CRA-2005-027 – Joint meeting of the City Council and Redevelopment Agency to receive response to written and oral comments relating to an Amendment to the Redevelopment Plan to expand the Agency's eminent domain authority to residential uses (TO BE CONTINUED TO SEPTEMBER 13)

Mayor Petersen chaired the item, indicating that the item would be continued to September 13. No objection was noted.

By common consent, the item was continued to September 13.

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 10:35 p.m. with all members present. No items were added or deleted, no public participation comments were offered upon invitation of the Chair, and no conflicts of interest were noted.

CRA-2005-028 – Public Hearing pertaining to sale of properties

- a. CRA Bill #R-2005-09 – Approving a Housing Disposition Agreement between Mario & Valerie Mosqueda and the Agency regarding 25408 Durango Loop
- b. CRA Bill #R-2005-10 – Approving a Housing Disposition Agreement between Jesusito & Connie Cocjin and the Agency regarding 10958 Cabrillo Loop

The public hearings were opened. The Agency Secretary presented the report into evidence, stating that the sellers offered the properties to the Agency and agreed to the price. The Agency's purchase of the houses would protect the long-term affordability covenant. New buyers were in the process being qualified to participate in the Agency's Program. No other public testimony was offered and the public hearing was closed.

Motion by Christman, seconded by Brauer and unanimously carried to adopt CRA Bill #R-2005-09.

Resolution No. 245

A Resolution of the Loma Linda Redevelopment Agency approving an agreement for the disposition of property for affordable housing use with Mario Mosqueda and Valerie Mosqueda (25408 Durango Loop)

Motion by Brauer, seconded by Umeda and unanimously carried to adopt CRA Bill #R-2005-10.

Resolution No. 246

A Resolution of the Loma Linda Redevelopment Agency approving an agreement for the disposition of property for affordable housing use with Jesusito Cocjin and Connie Cocjin (10958 Cabrillo Loop)

General

CRA-2005-029 – Minutes

Motion by Petersen, seconded by Umeda and unanimously carried to approve the Minutes of April 12, 2005 as presented.

CRA-2005-030 – Selection of Vice-Chairman of the Agency Board

Chairman Ziprick announced that Board Member Brauer was selected Mayor pro tempore and therefore declined to also serve as Vice-Chairman of the Agency Board.

Councilman Brauer nominated Board Member Umeda. No other nominations were made and nominations were closed.

By unanimous vote, Board Member Umeda was selected Vice-Chairman of the Agency Board.

Reports

CRA-2004-031 – Report pertaining to purchase of property known as 25564 Van Leuven Street

The Agency Secretary presented the report, stating the property was declared uninhabitable by the Building Inspector, the owner offered the property to the Agency, and authorized demolition. The Agency was now in the process of obtaining a hazardous materials report prior to demolition of the structure. She then requested the report be received for filing.

Motion by Umeda, seconded by Petersen and unanimously carried to receive the report.

The meeting adjourned at 10:42 p.m.

Approved at the meeting of

Secretary

Minutes

Regular Meeting of June 14, 2005

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 5:40 p.m., Tuesday, June 14, 2005, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present:

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Robert Christman
Floyd Petersen
Charles Umeda

Board Members Absent:

None

Others Present:

Executive Director Dennis Halloway
General Counsel Richard E. Holdaway

Closed SessionCRA-2005-032 – Conference with Legal Counsel and Real Property Negotiator (Government Code Section 54956.8)

- a. Property: 10796 Poplar Street, 25167 Palm Drive, and 25177 Palm Drive
Negotiators: Dennis R. Halloway, Pamela Byrnes-O'Camb, Cynthia Heinrich
Under Negotiation: Price and terms of payment
- b. Property: APN 0292-131-42, 43, 44 on Bonita Street, Bryn Mawr
Negotiators: Dennis R. Halloway, Pamela Byrnes-O'Camb, Joe DeVito
Under Negotiation: Price and terms of payment
- c. Property: 140 acres located between Redlands Blvd. and Mission Road
commonly known as the JPA Property
Negotiators: Dennis R. Halloway, the Lewis Companies
Under Negotiation: Price and Terms of Payment

The Agency Board immediately recessed to consider the closed session items. Board Member Christman left at 6:42 p.m. The Agency Board reconvened with all members present at 7:03 p.m. General Counsel Holdaway announced that the Agency Board met with its Negotiators and gave direction. There was no final action to report.

The Agency Board recessed at approximately 7:05 p.m. and reconvened at 8:45 p.m. with all members present except Board Member Christman.

CC-2005-084CRA-2005-033 – Joint meeting of the City Council and Redevelopment Agency relating to the 2005-2006 fiscal year budget

- a. Council Bill #R-2005-39 – Approving a loan to the Agency
- b. Council Bill #R-2005-40 – Approving the 2005-2006 adjusted appropriations limit
- c. Schedule "A" for Law Enforcement
- d. COPS Grant Expenditure Plan
- e. Investment Policy
- f. Agreement between the City and the City of San Bernardino for animal control services
- g. Council Bill #R-2005-41 – Adopting animal license fees
- h. CRA Bill #R-2005-12 – Approving a loan to the City from bond proceeds for the Loma Linda Connected Community Program
- i. Council Bill #R-2005-42 – Accepting a loan from the Redevelopment Agency for the Loma Linda Connected Community Program
- j. Revisions to fiscal year 2005/2005 ending balances and additions to the 2005/2006 fiscal year budget
- k. Council Bill #R-2005-43 – Adopting the 2005-2006 fiscal year budget
- l. CRA Bill #R-2005-11 – Accepting a loan from the City
- m. CRA Bill #R-2005-13 – Adopting the 2005-2006 fiscal year budget

The Redevelopment Agency reconvened at 8:45 p.m. with all members present except Board Member Christman. Mayor Petersen chaired the item.

City Manager Halloway introduced the item, stating that the preliminary budgets were presented during a workshop on May 24. He brought attention to the discussion relating to the purchase of fire apparatus. He also asked the City Council to set aside \$50,000 from reserves, which would not affect the allocated reserves, to

possibly fund a part-time director for the Senior Center. He noted that there was \$1.8 million of unallocated reserves.

Mayor Petersen noted that the budget contained an allocation to purchase an engine in fiscal year 2005-2006, with a suggestion that a truck be purchased in fiscal year 2006-2007. He also stated that during the discussion concerning replacing the ladder truck, suggestion was made to purchase both pieces of equipment during fiscal year 2005-2006.

Chief Norris distributed an outline of the truck and engine company functions as well as proposals for Pierce and Smeal fire apparatus. Battalion Chief Roddy elaborated on the various functions of the equipment, stating that the engine and ladder truck worked in unison on an incident, having similar tasks but different functions in the goal of saving lives and extinguishing fire. He then reviewed functions of the engine company, truck company, and squad company, noting that the basic function of a truck company was to provide ground ladder support, and although the focus had been on the aerial ladder, the truck provided tools in addition to what could be provided by the engine company for forcible entry and support tools. He elaborated that the current HME engine had 80,000 miles and many hours on it, and the large engine was not able to access some areas in the city easily. He suggested that an engine with a smaller wheelbase or increase in turning radius was needed to access the areas and that the HME be moved to reserve status. A truck was needed because the current truck was a 1986 aerial ladder truck with platform that had numerous problems with hydraulics and which had been out of service several times during the last two years. The truck was included in initial alarms because of the call volume. It was advantageous for the city to have a truck because of the ISO rating.

Chief Norris and City Manager Halloway responded to questions. Extensive discussion ensued relating to purchase versus lease; two-engine versus one engine and one truck; purchasing both pieces of equipment versus purchasing one each fiscal year; cost savings if both were purchased; equipment replacement schedule.

Councilman Brauer requested that consideration be given to increasing the stipend for the Planning Commission and suggested it be increased to \$100 per meeting. Discussion ensued.

**Motion by Ziprick, seconded by Umeda and carried to adopt Council Bill #R-2005-39.
Councilman Christman absent.**

Resolution No. 2402

A Resolution of the City Council of the City of Loma Linda, California, authorizing a loan to the Loma Linda Redevelopment Agency in the sum of \$1,968,000.

**Motion by Umeda, seconded by Brauer and carried to adopt Council Bill #R-2005-40.
Councilman Christman absent.**

Resolution No. 2403

A Resolution of the City Council of the City of Loma Linda, California adopting an Amended City Appropriations Limit for fiscal year 2005-2006 in accordance with the provisions of Division 9 of Title 1 of the California Government Code

Motion by Brauer, seconded by Ziprick and carried to approve Schedule "A" for Law Enforcement. Councilman Christman absent.

Motion by Umeda, seconded by Ziprick and carried to approve the COPS Grant Expenditure Plan. Councilman Christman absent.

Motion by Ziprick, seconded by Umeda and carried to approve the Investment Policy. Councilman Christman absent.

Motion by Brauer, seconded by Umeda and carried to approve the Agreement between the City and the City of San Bernardino for animal control services. Councilman Christman absent.

Motion by Brauer, seconded by Ziprick and carried to adopt Council Bill #R-2005-41. Councilman Christman absent.

Resolution No. 2404

A Resolution of the City Council of the City of Loma Linda, establishing animal license and impound fees and repealing Resolution No. 1082

**Motion by Petersen, seconded by Brauer and carried to adopt CRA Bill #R-2005-12.
Board Member Christman absent.**

Resolution No. 247

A Resolution of the Loma Linda Redevelopment Agency authorizing a loan to the City of Loma Linda Connected Communities Program in the sum of \$3,278,300

**Motion by Umeda, seconded by Brauer and carried to adopt Council Bill #R-2005-42.
Councilman Christman absent.**

Resolution No. 2405

A Resolution of the City Council of the City of Loma Linda authorizing acceptance of a loan from the Loma Linda Redevelopment Agency in the Amount of \$3,278,300

Motion by Ziprick, seconded by Umeda and carried to approve the revisions to fiscal year 2004-2005 ending balances and additions to the 2005-2006 fiscal year budget. Councilman Christman absent.

Motion by Umeda, seconded by Brauer and carried to adopt Council Bill #R-2005-43 as amended to include the purchase of an engine and truck for the Fire Department; \$100 per meeting for up to two meetings for Planning Commissioner; and \$50,000 toward a part-time director for the Senior Center. Councilman Christman absent.

Resolution No. 2406

A Resolution of the City Council of the City of Loma Linda, California, adopting the Final Budget for the City of Loma Linda for the fiscal year commencing July 1, 2005 and ending June 30, 2006

**Motion by Petersen, seconded by Brauer and carried to adopt CRA Bill #R-2005-11.
Board Member Christman absent.**

Resolution No. 248

A Resolution of the Loma Linda Redevelopment Agency authorizing acceptance of a loan from the City of Loma Linda in the amount of \$1,968,000

**Motion by Petersen, seconded by Umeda and carried to adopt CRA Bill #R-2005-13.
Board Member Christman absent.**

Resolution No. 249

A Resolution of the Loma Linda Redevelopment Agency establishing a Final Budget for fiscal year 2005-2006

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 9:47 p.m. with all members present except Board Member Christman.

No items were added or deleted; no public participation comments were offered upon invitation of the Chair; and no conflicts of interest were noted.

General

CRA-2005-034 – Minutes

Motion by Brauer, seconded by Petersen and carried to approve the Minutes of May 10, 2005 as presented. Board Member Christman absent.

The meeting adjourned at 9:48 p.m.

Approved at the meeting of

Secretary

Minutes

Regular Meeting of June 28, 2005

A regular meeting of the Redevelopment Agency was called to order by Vice-Chairman Brauer at 6:45 p.m., Tuesday, June 28, 2005, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Board Members Present: Robert Ziprick, Chairman (Arrived 6:50 p.m.)
Stan Brauer, Vice Chairman
Robert Christman
Floyd Petersen
Charles Umeda

Board Members Absent: None

Others Present: General Counsel Richard E. Holdaway

Closed Session**CRA-2005-035 – Conference with Legal Counsel and Real Property Negotiator (Government Code Section 54956.8)**

Property: 25502 Portola Loop
Negotiators: Dennis R. Halloway, Pamela Byrnes-O'Camb, Melissa Brooks
Under Negotiation: Price and terms of payment

The Agency Board immediately recessed to consider the closed session item and reconvened at 7:07 p.m. with all members present. General Counsel Holdaway announced that the Agency Board met with its Negotiators and gave direction. There was no final action to report.

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 8:23 p.m. with all members present.

CRA-2005-036 – Items to be Added or Deleted

The Secretary indicated that this date, she was approached regarding the possible purchase of a house without real property, for the purpose of relocating it to an Agency-owned lot for resale under the Agency's Housing Program. The house was located at 25505 Van Leuven Street and the asking price was \$43,500 because of the cost of moving. She asked that the item be placed on the agenda pursuant to the findings that it came to the attention of the Agency subsequent to the posting of the Agenda and that there was need for immediate action in order to conduct negotiations prior to the next meeting.

Motion by Petersen, seconded by Umeda and unanimously carried to make the findings and add the item to the agenda.

CRA-2005-037 – Discussion regarding possible purchase of a house at 25505 Van Leuven Street for the purpose relocating it to an Agency-owned parcel

Motion by Petersen, seconded by Christman to authorize the Secretary to negotiate the possible purchase of the house at 25505 Van Leuven Street.

In response to questions, the Secretary stated that there was a vacant lot on Van Leuven Street, across from the subject structure. The cost of preparing the lot for the move, moving the structure, constructing a foundation and completing the placement of the house was yet to be determined. The subject move would not affect the proposed housing project on Poplar Street; however, it may assist the Agency's relocation efforts. Board Member Petersen commented that the owner of the property owned land behind the subject house that was landlocked. Relocating the house would provide access to the rear property for development of the parcel.

The Chairman called for a vote which carried unanimously.

No public participation comments were offered upon invitation of the Chair and no conflicts of interest were noted.

General**CRA-2005-038 – Amendment to agreement for legal services**

Motion by Christman, seconded by Brauer and unanimously carried to approve the Amendment to the Agreement for Legal Services.

The meeting adjourned at 8:32 p.m.

Secretary